

8-26-91
12.3.8 v.5

ORIGINAL

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

Timothy T. Black, Esq.
Tousley Brain
56th Floor, AT&T Gateway Tower
700 Fifth Avenue
Seattle, WA 98104-5056

QUIT CLAIM DEED

The Grantor, ASH GROVE CEMENT WEST, INC., a Nevada corporation, conveys and quit claims to LONE STAR NORTHWEST, INC., a Washington Corporation, as Grantee, all of Grantor's right, title and interest in the property described on Exhibit A attached hereto, including any interest in the property Grantor may have arising out of or in connection with that certain Lease and Agreement between Grantor and Lone Star Industries, Inc., a Delaware corporation, dated as of April 14, 1987.

Dated: August 26, 1991.

ASH GROVE CEMENT WEST, INC.
a Nevada corporation

By: George M. Wells
Its: PRESIDENT

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

I certify that I know or have satisfactory evidence that George M. Wells is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of ASH GROVE WEST, INC., a Nevada corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 26, 1991

E. J. Smith
(Signature)

Notary Public

~~Assistant Secretary~~

(Title)

My Appointment Expires: APRIL 27, 1994

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USEPA SF



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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA.

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE EASTERLY LINE OF WEST MARGINAL WAY;
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 51.69 FEET;
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL FENCE POST AS EXISTED ON JANUARY 11, 1985;
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL FENCE POST;
THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF 102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 572.48 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE
POINT OF BEGINNING; AND

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FOR RAILROAD SPUR TRACKS AND
APPURTENANCES THERETO AS ESTABLISHED BY INSTRUMENTS RECORDED APRIL 10,
1944 IN VOLUME 2218 OF DEEDS, PAGE 502, UNDER RECORDING NUMBER 3379020,
RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 504, UNDER
RECORDING NUMBER 3379021, AND RECORDED APRIL 27, 1944 IN VOLUME 2224 OF
DEEDS, PAGE 301, UNDER RECORDING NUMBER 3383330;

TOGETHER WITH THE RIGHT TO EXTEND SAID EASEMENTS TO THE NORTH LINE OF THE
SOUTH 16.83 FEET OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 24 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS
RESERVED IN INSTRUMENT RECORDED DECEMBER 21, 1964 UNDER RECORDING NUMBER
5824664.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST 1,303.09 FEET. ALONG THE QUARTER
SECTION LINE, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 181.22 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST, ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 734.46 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET, TO THE
WEST LINE OF GOVERNMENT LOT 6 IN SAID SECTION 19;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 600 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.01 FEET TO THE
TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE
POINT OF BEGINNING; AND
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE
EASTERLY LINE OF WEST MARGINAL WAY;
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE
OF 51.69 FEET;
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL
FENCE POST AS EXISTED ON JANUARY 11, 1985;
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL
FENCE POST;
THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 572.48 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE
TRUE POINT OF BEGINNING;

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC, AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING.